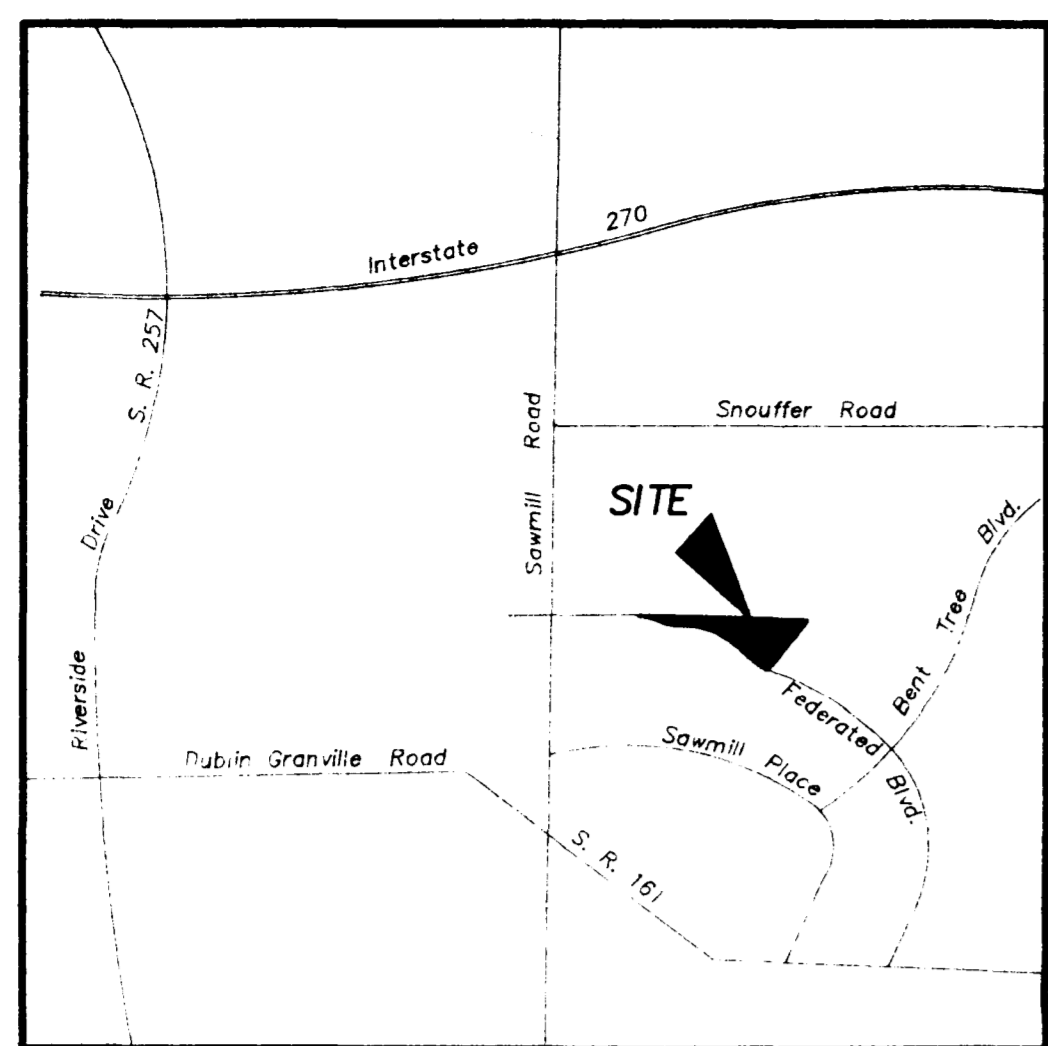


**SURVEY OF ACREAGE PARCEL**  
**LOCATED IN QUARTER TOWNSHIP 4, TOWNSHIP 2, RANGE 19,**  
**UNITED STATES MILITARY LANDS**  
**CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**



LOCATION MAP  
No Scale

Situate in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 4, Township 2, Range 19, United States Military Lands and being 11.413 acres of the 23.413 acre tract conveyed to M/A Schottenstein Homes, Inc., by deed of record in Official Record 8305E07, all references to records in the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at an iron pin at the northwesterly corner of said 23.413 acre tract, the southeasterly corner of the 11.188 acre tract conveyed to Richard F. Thompson, et al (S), by deed of record in Official Record 5484 817, said iron pin also being a southwesterly corner of "SKYLINE ADDITION NO. 4", of record in Plat Book 25, Page 58;

thence South 86° 47' 08" East, along a southerly line of said "SKYLINE ADDITION NO. 4", a distance of 1296.51 feet to an iron pin at a southeasterly corner of said "SKYLINE ADDITION NO. 4", a southwesterly corner of "SKYLINE ADDITION NO. 3", of record in Plat Book 24, Page 109;

thence South 86° 45' 13" East, along a southerly line of said "SKYLINE ADDITION NO. 3", a distance of 827.34 feet to the northwesterly corner of the 12,000 acre tract conveyed to Cardinal Retirement Village of Northwest Columbus, Limited Partnership, by deed of record in Official Record 9984A08;

thence South 40° 45' 09" West, along the westerly line of said 12,000 acre tract, a distance of 808.52 feet to a point in the northerly right-of-way line of Federated Boulevard (as indicated by plat of record in Plat Book 54, Pages 19 & 20);

thence North 49° 14' 51" West, along said right-of-way line of Federated Boulevard, a distance of 586.57 feet to a point of curvature of a curve to the left;

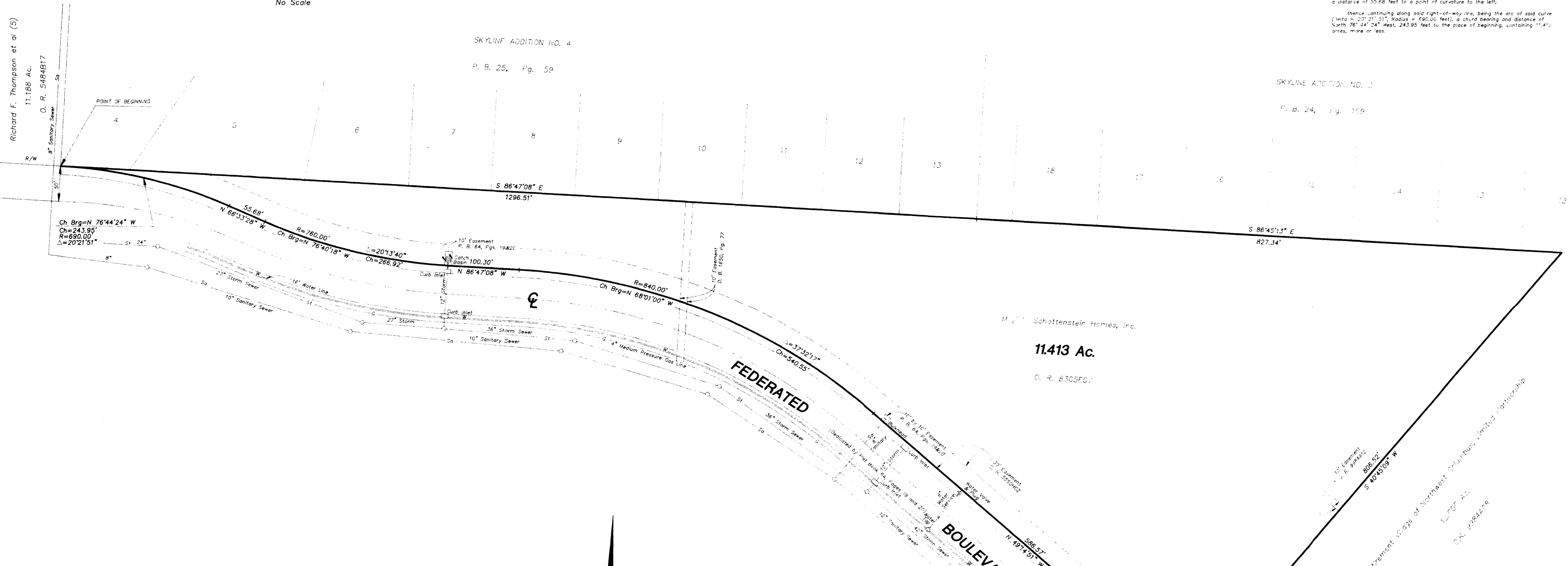
thence continuing along said right-of-way line, being the arc of said curve (Delta = 27° 52' 17", Radius = 840.00 feet), a chord bearing and distance of North 68° 01' 00" West, 540.55 feet to a point of tangency;

thence North 66° 47' 08" West, continuing along said right-of-way line, a distance of 100.30 feet to a point of curvature to the right;

thence continuing along said right-of-way line, being the arc of said curve (Delta = 20° 13' 40", Radius = 760.00 feet), a chord bearing and distance of North 56° 40' 18" West, 266.92 feet to a point of tangency;

thence North 66° 11' 28" West, continuing along said right-of-way line, a distance of 55.68 feet to a point of curvature to the left;

thence continuing along said right-of-way line, being the arc of said curve (Delta = 20° 21' 21", Radius = 890.00 feet), a chord bearing and distance of North 76° 14' 24" West, 243.95 feet to the place of beginning, containing 11.413 acres, more or less.



**NOTES:**

The bearings shown hereon are based on the same meridian as the right-of-way line of Federated Boulevard (N 49° 14' 51" W) of record in Official Record 8305E07.

Current Zoning Classification is LC2.

According to the Federal Emergency Management Agency's Flood Insurance Map (Dated July 5, 1983), the property surveyed and shown hereon lies within Zone C (areas of Minimal Flooding): Community Panel No. 390170 0010 B.

Temporary Easement granted to Cardinal Retirement Village of Northwest Columbus, Limited Partnership of record in Official Record 9984A14, has expired.

15' Easement granted to Columbus Gas of Ohio, Inc. of record in Deed Book 3085, Page 309, does not apply to subject tract.

Ingress Egress Easement of record in Deed Book 1527, Page 491 does not apply to subject tract.

- LEGEND**
- ☐ CATCH BASIN
  - ☐ CURB INLET
  - MANHOLE
  - ⊕ WATER TAP
  - ⊗ WATER VALVE

**ALTA/ACSM LAND TITLE SURVEY**

Surveyed & Plotted  
By  
**EVANS, MECHWART, HAMBLETON, & TILTON INC.**  
CONSULTING ENGINEERS AND SURVEYORS  
170 MILL STREET  
GAHANNA, OHIO 43230  
614/471-5150

The undersigned hereby certifies to M/A SCHOTTENSTEIN HOMES, INC., THE EPCON GROUP, INC., BENCHMARK TITLE AGENCY, INC. AND COMMONWEALTH LAND TITLE INSURANCE COMPANY, as of January 28, 1994, that this survey was actually made upon the ground; that the information, courses and distances shown thereon are accurate; that the title lines and lines of actual possession are the same; that the property descriptions "close" by engineering calculation; that the survey correctly shows the size, location and type of buildings, structures and other improvements on the property and all are within the boundary lines and applicable set back lines affecting the property, except as shown hereon; that there are no encroachments or uses affecting the property appearing from a careful physical inspection of the same, other than those shown hereon; that all utility services necessary for the operation of the property are present on the property or within adjacent public right-of-way or recorded easement; that there are no encroachments on adjoining premises, streets, or alleys by any of said buildings, structures or other improvements or encroachments upon the property by any building, structure or other improvement situated upon any adjoining premises, except as shown hereon. This survey was made in accordance with current Minimum Standard Detail Requirements for Land Title Surveys jointly established by ALTA and ACSM in 1992.

By *Thomas D. Sibbalds*  
Thomas D. Sibbalds  
Registered Surveyor No. 5908  
SCALE 1" = 60'      JANUARY 26, 1994

GRAPHIC SCALE 1" = 60'